



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
MARK PURDY PRESIDING  
APRIL 12, 2022  
9:00 A.M.**

**Staff Present:**

Christine Chaney, Administrative Assistant  
Loen Garrick, Administrative Assistant  
Crystal Green-Griffith, Administrative Assistant  
Katrina Jordan, Administrative Supervisor  
Porshia Williams, Assistant Director, Development Services  
Antonio Wood, Administrative Assistant  
Rhonda Hasan, Assistant City Attorney  
Stephanie Bass, Code Compliance Supervisor  
Gustavo Caracas, Code Compliance Officer  
Christina Caserta, Code Compliance Officer  
Julio Davila, Code Compliance Supervisor  
Paulette Del Grosso, Code Compliance Officer  
Darrin Emmons, Code Compliance Officer  
Patt Gavin, Code Compliance Officer  
Dorian Koloian, Senior Code Compliance Officer  
Roberto Meneses, Code Compliance Officer  
Malaika Murray, Code Compliance Officer  
Bernstein Saimbert, Code Compliance Officer  
Reginald White, Code Compliance Supervisor  
Gail Williams, Sr. Code Compliance Officer

**Respondents and witnesses**

CE21120502: Eugene Popow	CE22020539: Mike Brody
CE21090170: William Riley	CE22020277: Souzane Lami
CE22020894; CE22020816: Kristy Armada	CE20110140: Angie Espinoza
CE21120270: Lauren Pleffner	CE22020341: Jared Pond
CE22020165: Pedro Bazan	CE21090800: Daniel Anthony Laurie
CE19081100: Russell Lo Bello; John Hernandez	CE22010328: Shardelle Cook
CE22010871: Erica Noel-Simeon; Emerline Noel	CE21110787: Thomas Pierri
CE21050406: Elizabeth Giles; Robert Singleton	CE21020954: Jerry Haynes
CE22020551: Jordan Brown	CE22010733: Phelidair Joseph
CE22020046: Nicole Ball	CE21100681: Marvin Jones
CE21100285: Jackson Deris	CE20060004: Maria Alberti
CE21110421: Steven Reiss	

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:01 A.M.

**Case: CE22020341**

1309 NW 7 TER  
POND, JAROD P

Service was via posting at the property on 3/30/22 and at City Hall on 3/29/22.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

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VIOLATIONS: 18-1.

THERE IS AN EXCESSIVE ACCUMULATION OF ITEMS STORED IN THE PORCH AND UNDER ROOF OF THIS PROPERTY. IN THIS CONDITION IT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OF ADJACENT PROPERTIES. THIS IS A NON-PERMITTED LAND USE IN THIS RDS-15 ZONING DISTRICT.

18-12.(a) **Complied**

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE.

9-313.(a)

THE PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS THAT ARE VISIBLE FROM THE ROADSIDE.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Jared Pond requested 63 days for 9-305(b). Officer Saimbert did not object.

Judge Purdy found in favor of the City and ordered compliance with 9-305(b) withing 63 days and with the two remaining violations within 28 days or a fine of \$50 per day, per violation.

**Case: CE22020277**

1224 NW 6 AVE  
LAMI, SOUZANE

Service was via posting at the property on 3/14/22 and at City Hall on 3/29/22.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS AND FASCIA/SOFFIT ARE IN A STATE OF DISREPAIR. THERE IS MISSING AND PEELING PAINT, AND THE OVERHANG ON THE FRONT PORCH IS BEING HELD UP BY PLYWOOD.

9-308(b) **Complied**

9-308(a)

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. THE ROOF IS STAINED, NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATER-TIGHT.

9-304(b) **Complied**

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER IN THE SWALE.

24-7(b) **Complied**

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 63 days or a fine of

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\$50 per day, per violation.

Souzane Lami agreed to comply within 63 days.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

**Case: CE22020046**

922 NW 4 AVE 1-4

922 LLC

Service was via posting at the property on 3/15/22 and at City Hall on 3/29/22.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

47-20.20.(H)

THE PARKING FACILITY IS NOT MAINTAINED AT THIS PROPERTY. RESURFACING AND RESTRIPIING IS REQUIRED.

9-304(b)

THE GRAVEL DRIVEWAY ENTRANCE TO THE AREA IS NOT WELL GRADED AND WEEDS ARE GROWING THROUGH IT.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Nicole Ball requested six months because she intended to perform extensive interior renovations.

Ms. Hasan suggested 91 days and ordering the owner to appear at that hearing.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 6/14/22 hearing.

**Case: CE21090800**

**REQUEST FOR EXTENSION**

1811 NE 56 ST

DANIEL ANTHONY LAURIE REV TR;

LAURIE, DANIEL ANTHONY TRUSTEE

This case was first heard on 2/8/22 to comply by 4/12/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Malaika Murray, Code Compliance Officer, said the County planned improvements in the street adjacent to this property.

Daniel Anthony Laurie reported the landscaping was in compliance but he was waiting to address the other violation until after the County to make the drainage and sidewalk improvements, which should start on May 2. He did not know how long the County work would take. Officer Murray did not object to extending additional time and recommended 91 days.

Judge Purdy granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/12/22 hearing.

**Case: CE21020954**

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2886 NE 26 PL  
U S BANK NATIONAL ASSN  
% SELECT PORTFOLIO SERVICING INC

This case was first heard on 10/12/21 to comply by 10/19/21, 10/22/21, 11/16/21 and 12/14/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$30,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jerry Haynes, bank representative, said there had been a tenant delaying compliance but the tenant had been removed in March. They had already made progress with the violations and he requested 90 days.

Christina Caserta, Code Compliance Officer, said one violation was complied as of the previous day but the pool was still half full of green, stagnant water and was a nuisance to the neighborhood.

Stephanie Bass, Code Compliance Supervisor, requested a short time frame to comply the pool violation. The other violations could get a 63-day extension.

Judge Purdy granted a 10-day extension for 18-11.(a) and a 63-day extension for the other uncompiled violations, during which time no fines would accrue.

**Case: CE19081100**

ORDERED TO REAPPEAR

666 W BROWARD BLVD  
BURGER KING CORP #43 %RYAN

This case was first heard on 1/16/20 to comply by 3/19/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$161,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, said there was no compliance but the owner was working diligently.

Russell Lo Bello said the first general contractor had abandoned the job. The new contractor had the master permit but the sub permits had not been issued yet. The County was also delaying approval of the lift station. He requested a six-month extension.

John Hernandez, general contractor, stated after permits were issued, the work would take three weeks. He noted the big issue was the lift station approval from the County. The project architect said they were trying to get a contract with a new lift station contractor.

Julio Davila, Code Compliance Supervisor, suggested a 91-day extension, with mandatory attendance at that hearing for a status update.

Judge Purdy granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/12/22 hearing.

**Case: CE21110787**

CITATION

2000 N OCEAN BLVD  
PELICAN GRAND BEACH RESORT CONDO ASSC INC.

This case was first cited on 12/29/21 to comply by 12/30/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,250 and the City was requesting the full fine be imposed. No appeal had been received.

Dorian Koloian, Senior Code Compliance Officer, said the owner had been diligent regarding compliance. She recommended reducing the fine to \$1,850.

Thomas Pierri agreed to the reduction.

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Judge Purdy imposed a fine of \$1,850 for the time the property was out of compliance.

**Case: CE21100681**

3250 GLENDALE BLVD

JONES, MARVIN

This case was first heard on 2/8/22 to comply by 2/22/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,300 and the City was requesting the full fine be imposed.

Patt Gavin, Code Compliance Officer, stated administrative costs totaled \$534.

Marvin Jones said he now had a permit and he did not feel any fine should be imposed. He noted the City had damaged his sidewalk.

Judge Purdy imposed administrative costs of \$534.

**Case: CE21050406**

REQUEST FOR EXTENSION

801 SW 31 AVE

GILES, ELIZABETH

This case was first heard on 10/28/21 to comply by 1/27/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,200.

Reginald White, Code Compliance Supervisor, said the permit had been issued and two violations remained. He recommended a 63-day extension.

Robert Singleton agreed to the extension.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

**Case: CE21120502**

15 NE 3 ST

BH3 TCO SUB LLC

Service was via posting at the property on 3/15/22 and at City Hall on 3/29/22.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-19.4.D.8.

DUMPSTER ENCLOSURE AND/OR PAD IS IN SERIOUS DISREPAIR; GATES APPEAR INOPERABLE AND ARE LEFT OPEN.

24-29.(a)

THE DUMPSTER IS OVERFLOWING WITH TRASH AND NOT MAINTAINED. THE DUMPSTER ENCLOSURE HAS TRASH SCATTERED ABOUT THE ENCLOSURE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT, AS WELL AS GRAFFITI ON THE WALL OF THE DUMPSTER ENCLOSURE.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PARKING LOT/PROPERTY AND/OR ITS SWALE.

47-20.20.(H)

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THE PARKING LOT/FACILITY IS NOT MAINTAINED AT THIS PROPERTY. IT  
REQUIRES TO BE REPAIRED, RESURFACED AND RESTRIPE. WHEEL STOPS NEEDS  
TO BE REPAIRED AND REALIGNED.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Eugene Popow, property manager, said the property was scheduled for demolition. He said they had cleaned up the property and the tenant had been removed. FPL was in the process of removing the electrical service and the City was removing the water meters. Once the demolition permit was issued, they would demolish the property within 30 days. Officer Caracas recommended allowing 91 days, with a mandatory reappearance for a status update.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 7/12/22 hearing.

**Case: CE22020551**

CITATION APPEAL

811 N FEDERAL HWY PKG1  
ACS 817 LLC

The property was cited on 2/14/22 to be complied by 2/16/22. The property was in compliance, fines had accrued to \$1,750 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended imposition of the fines.

Jordan Brown said the trash service should be enough to keep up with the trash but they were constantly missing pickups. He submitted emails between himself and the trash company into evidence. Mr. Brown stated they would change contractors, but the company charged outrageous termination fees. Ms. Hasan suggested a second dumpster but Mr. Brown said there was no room on the property.

Judge Purdy granted the appeal and imposed no fine.

**Case: CE20060004**

ORDERED TO REAPPEAR

3621 N OCEAN BLVD  
3621 N OCEAN BLVD LLC

This case was first heard on 5/27/21 to comply by 7/1/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Malaika Murray, Code Compliance Officer, said the parking lot violation remained.

Maria Alberti, property manager, said they had sold the property in October and the new owner had a permit. They needed microfilm of the landscaping from the City and had hired a new landscape architect. Officer Murray recommended 63 days.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

**Case: CE22010733**

3011 SW 8 ST  
JOSEPH, PHELIDAIR & AGNES

Personal service was made on 3/22/22. Service was also via posting at City Hall on 3/29/22.

Patt Gavin, Code Compliance Officer, testified to the following violation(s):

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VIOLATIONS: 9-308(b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF (BLUE PLASTIC).

47-34.4.A.1. **Complied**

Officer Gavin presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$25 per day.

Phelidair Joseph said he had a lawsuit against his insurance company and requested additional time. He presented documentation regarding the case.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day, and ordered the respondent to attend the 7/12/22 hearing.

**Case: CE21110421**

REQUEST FOR EXTENSION

1000 NW 52 ST

REISS, STEVEN D

This case was first heard on 3/8/22 to comply by 4/5/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$300.

Bernstein Saimbert, Code Compliance Officer, said the owner was making compliance and he recommended a 21-day extension.

Steven Reiss agreed to the 21-day extension.

Judge Purdy granted a 21-day extension, during which time no fines would accrue.

The following two cases were heard together:

**Case: CE22020894**

405 NE 3 ST

CHIP HOLDINGS LLC

Service was via posting at the property on 3/29/22 and at City Hall on 3/29/22.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-21.9.M.

SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED. THIS UNDEVELOPED PARCEL OF LAND DOES NOT HAVE LIVING GROUND COVER OR LAWN, EXPOSED SOIL CREATING DUST AND SOIL EROSION.

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA OF THIS VACANT LOT.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THE VACANT LOT IS BEING USED AS A PARKING LOT TO STORE/PARK VEHICLES. THIS PROPERTY IS ZONED RAC-CC. IT IS PERMITTED, BUT WOULD HAVE TO FOLLOW REQUIREMENT GUIDELINES, INCLUDING BUT NOT LIMITED TO OBTAINING PERMITS AND THE CONSTRUCTION OF A PAVED PARKING LOT. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-18100917) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 14 days or a fine of

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\$100 per day, per violation, and mandatory reappearance.

Kristy Armada said they were working diligently to comply. The engineer indicated it would take 30 days after the surveys were received that week to prepare plans to submit for permits. She requested more than 14 days and agreed to provide status updates.

Julio Davila, Code Compliance Supervisor, said the violation began a year ago and the owner had not taken action until recently. He recommended a short compliance date. He noted the parking on the lots could cease until the lots were legal. Ms. Armada said closing the lot would put the tenant out of business. She said the City had entered into an agreement with the property owner indicating once the City's work on the adjacent streets was completed they would have 90 days to comply. She did not know when the street construction ended. She had provided the executed agreement to Ms. Williams.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 5/10/20 hearing.

**Case: CE22020816**

409 NE 3 ST

CHIP HOLDINGS LLC

Service was via posting at the property on 3/29/22 and at City Hall on 3/29/22.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA OF THIS VACANT LOT.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THE VACANT LOT IS BEING USED AS A PARKING LOT TO STORE/PARK VEHICLES. THIS PROPERTY IS ZONED RAC-CC. IT IS PERMITTED, BUT WOULD HAVE TO FOLLOW REQUIREMENT GUIDELINES, INCLUDING BUT NOT LIMITED TO OBTAINING PERMITS AND THE CONSTRUCTION OF A PAVED PARKING LOT. RECURRING VIOLATION:

THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-18100919) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

47-21.9.M.

SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED. THIS UNDEVELOPED PARCEL OF LAND DOES NOT HAVE LIVING GROUND COVER OR LAWN, EXPOSED SOIL CREATING DUST AND SOIL EROSION.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 5/10/20 hearing.

**Case: CE22020165**

CITATION

636 NW 10 TER

ARANDA, ANA L; BAZAN, PEDRO

This case was first cited on 2/3/22 to comply by 2/4/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,200 and the City was requesting the full fine be imposed. No appeal had been received.

Roberto Meneses, Code Compliance Officer, recommended imposition of the fines.



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Pedro Bazan said permitted construction was ongoing on the driveway when the citation was issued and there were no trash cans on the property. He expected he had been cited for a neighboring property's containers. Officer Meneses said the lack of an appeal was an admission of guilt.

Porshia Williams, Assistant Director, Development Services, recommended reducing the fines to \$200.

Judge Purdy imposed a fine of \$200 for the time the property was out of compliance.

**Case: CE22010871**

785 W EVANSTON CIR

NOEL, EMERLINE H/E;

NOEL-SIMEON, ERICA

Service was via posting at the property on 3/22/22 and at City Hall on 3/29/22.

Patt Gavin, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-279(f)

THERE IS A PIPE ON THE EAST SIDE EXTERIOR OF THE BUILDING THAT IS ALLOWING DISCHARGE OF SOAPY WATER INTO THE SIDE YARD.

9-280(f)

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER.

9-308(a)

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATER-TIGHT.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

18-1.

THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING, BUT NOT LIMITED TO SHRINK-WRAPPED FURNITURE AND DOORS IN THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day, per violation.

Erica Noel-Simeon said she had a contractor working on the violations.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day, per violation.

Later in the meeting, Ms. Noel-Simeon told Judge Purdy that the tenants were not allowing her into the house to make repairs and they were storing items outside the house. She had a judgement to evict the tenants by April 30. Officer Gavin recommended allowing 35 days.

Judge Purdy agreed to allow 35 days to comply instead of 21 days.

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**Case: CE21090170**

205 SW 21 TER

STEEL BLUE LAND & CATTLE LLC

ORDERED TO REAPPEAR

This case was first heard on 1/11/22 to comply by 4/12/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Gail Williams, Code Compliance Officer, reported the violation remained.

William Riley, attorney, described his efforts to resolve the issue regarding unifying the property and obtaining a land use change to comply the violation. He requested an extension to July, when he would provide a status report.

Julio Davila, Code Compliance Supervisor, recommended 63 days with a mandatory reappearance for a status update.

Judge Purdy granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 6/14/22 hearing.

**Case: CE21120270**

636 NE 12 AVE

VICTORIA PARK AT 12 LLC

This was a request to vacate the order dated 2/24/22 and re-hear the case.

Judge Purdy vacated the order dated 2/24/22.

This case was first cited on 12/9/21 to comply by 12/10/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$750 and the City was requesting the full fine be imposed. The appeal had been received but the respondent had not attended the hearing when the appeal was scheduled to be heard.

Paulette DelGrosso, Code Compliance Officer, recommended vacating the previous order and imposing a \$750 fine.

Lauren Pleffner, law clerk, agreed to the fine amount.

Judge Purdy denied the appeal and imposed the \$750 fine.

**Case: CE20110140**

1229 MIAMI RD

PAT 2 INVESTMENTS LLC;

% UPSIDE MANAGEMENT LLC

This case was first heard on 4/29/21 to comply by 6/24/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$17,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, said parking lot work was ongoing and recommended a 28-day extension.

Angie Espinoza, property manager, agreed to the extension.

Judge Purdy granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/10/22 hearing.

**Case: CE21100285**

948 NW 14 ST

DERIS, JACKSON & MARIE VERONIQUE

This case was first heard on 2/8/20 to comply by 2/22/20. Violations and extensions were as noted in the agenda. The

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property was in compliance, fines had accrued to \$3,900 and the City was requesting no fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended no fines be imposed.

Jackson Deris thanked the City.

Judge Purdy imposed no fine.

**Case: CE22010328**

1824 NW 25 TER

BRUMFIELD, SELENA LAFON;

COOK, SHARDELLE D

Service was via posting at the property on 3/14/22 and at City Hall on 3/29/22.

Gail Williams, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE STAINS ON THE CEILING THAT ARE RELATED TO A WATER LEAK ON TWO AREAS OF THE INTERIOR OF THE PROPERTY. THERE ARE WINDOWS ON THE PROPERTY THAT DO NOT OPEN IN ACCORDANCE WITH THEIR DESIGN.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS.

9-304(b)

THE DRIVEWAY APPROACH AT THE SUBJECT PROPERTY IS IN DISREPAIR. THE DRIVEWAY APPROACH IS NOT PROPERLY SURFACED WITH A HARD, DUSTLESS MATERIAL OR MAINTAINED IN A SMOOTH, WELL GRADED CONDITION.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-280(h)(1) **Complied**

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOOD FENCE ON THE PROPERTY IS MISSING SLOTS, BROKEN FENCE PARTS AND DOES NOT APPEAR TO HAVE ADEQUATE SUPPORT.

Officer Williams presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Shardelle Cook said the tenant was not maintaining the property. Ms. Cook stated she had just arranged for the property to be resodded for the third time. She said she needed a new contractor for the driveway and requested more than 28 days.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day, per violation.

Judge Purdy took a brief recess.

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**Case: CE22020492**

670 SW 30 TER

JACKSON-GOPIE, SOPHIA A M

Service was via posting at the property on 3/16/22 and at City Hall on 3/29/22.

Gail Williams, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, DIRT AND MISSING, PEELING PAINT.

47-34.4.B.1.

THERE IS OVERNIGHT PARKING OF DERELICT VEHICLE(S) AT THIS LOCATION.

18-1.

THERE IS NON-PERMITTED UNDER THE ROOF STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE, INCLUDING BUT NOT LIMITED TO TIRES, BRICKS AND BUCKETS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

9-304(b)

THE PAVED DRIVEWAY IS NOT MAINTAINED, THERE ARE AREAS WITH CRACKS AND WITH DIRT AND OIL STAINS.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE AREA.

9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

18-4.(c)

THERE ARE A COUPLE OF DERELICT VEHICLES ON THE SWALE AND/OR DRIVEWAY IN FRONT OF THIS OCCUPIED RESIDENTIAL PROPERTY.

Officer Williams presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day, per violation.

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**Case: CE22020393**

920 NW 2 AVE

COOPER, CORBEL G &;

COOPER, HILDA

Service was via posting at the property on 3/14/22 and at City Hall on 3/29/22.

Gail Williams, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-1.

THERE IS OVERGROWTH, TRASH, FURNITURE, CAMPING TENT AND OTHER MISCELLANEOUS ITEMS. THE FENCE IS IN DISREPAIR WITH A LARGE OPENING ALLOWING HOMELESS TO ENTER THROUGH AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Williams presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

**Case: CE22010689**

1518 NW 14 ST

JOHNSON, H WESLEY

Personal service was made on 3/15/22. Service was also via posting at City Hall on 3/29/22.

Gail Williams, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) **Complied**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-280(b) **Complied**

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO ROTTEN FASCIA.

47-34.4.B.1. **Complied**

THERE IS OVERNIGHT PARKING OF DERELICT VEHICLES INCLUDING BUT LIMITED TO A PONTIAC SEDAN, AS WELL AS THE STORAGE OF TRAILER, LAWNMOWERS AT THIS LOCATION.

47-34.1.A.1. **Complied**

THIS RESIDENTIAL PROPERTY ZONED RS-8, IS BEING USED FOR THE PURPOSE OF OUTDOOR STORAGE INCLUDING, BUT NOT LIMITED TO, STORAGE OF LANDSCAPE EQUIPMENT, TIRES AND MATERIALS. OUTDOOR STORAGE IS NOT WITHIN THE PERMITTED USES FOR PROPERTIES IN AREAS ZONED RS-8 PER ULDR TABLE 47-5.11.

9-304(b) **Complied**

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

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9-305(a) **Complied**

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING THE SWALE AREAS.

Officer Williams presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

**Case: CE22010888**

2228 NW 8 ST

CROSSFIRE FINANCIAL NETWORK

Service was via posting at the property on 3/15/22 and at City Hall on 3/29/22.

Gail Williams, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b) **Complied**

THERE IS AN ILLEGAL LAND USE WITHIN THIS RMM-25 DISTRICT OF VEHICLES PARKING ON THE LAWN, BARE AREAS OF THIS VACANT LOT AND/OR USING THE LOT FOR SERVICING VEHICLES OR STORAGE.

47-21.9.M.

THE VACANT LOT LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT APPEARANCE. THERE IS A LARGE AREA THAT NEEDS TO BE RE-PLANTED, INCLUDING THE SWALE. THERE IS EVIDENCE OF BARE, DEAD AND/OR DYING LAWN COVER LIFE.

18-12.(a) **Complied**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS VACANT LOT/PROPERTY AND/OR ITS SWALE.

18-4.(c) **Complied**

Officer Williams presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

**Case: CE22010639**

3524 SW 15 CT

HACKWORTH, RANDALL J

Service was via posting at the property on 3/30/22 and at City Hall on 3/29/22.

Darrin Emmons, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

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9-304(b)

THE PAVED DRIVEWAY IS NOT SMOOTH. IT HAS AREAS OF BROKEN/MISSING PAVEMENT.

Officer Emmons presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day, per violation.

**Case: CE22010640**

3549 SW 16 ST

FKH SFR PROPCO B-HLD LP;

%FIRST KEY HOMES LLC

Service was via posting at the property on 3/30/22 and at City Hall on 3/29/22.

Darrin Emmons, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

Officer Emmons presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day, per violation.

**Case: CE22020622**

2620 SW 13 CT

NIELSEN, LARRY L

Service was via posting at the property on 3/30/22 and at City Hall on 3/29/22.

Darrin Emmons, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-280(h)(1) **Complied**

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE FENCE THAT ARE BROKEN AND MISSING PARTS.

9-305(a) **Complied**

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

18-12.(a) **Complied**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

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Officer Emmons presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day.

**Case: CE21100303**

2951 NW 68 ST

WEBSTER, WAYNE M & ROSEMARIE A

Service was via posting at the property on 3/14/22 and at City Hall on 3/29/22.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) **Complied**

9-304(b)

THE ASPHALT DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day.

**Case: CE22010457**

120 NW 16 ST

NW 16TH ST LAND TRUST#120 TR

FLORIDA TR SERVICES LLC TRUSTEE

Service was via posting at the property on 3/14/22 and at City Hall on 3/29/22.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY ALONG NW 16ST AND NW 2ND AVE.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RDS-15 ZONE PROPERTY TO INCLUDE ITEMS BEING STORED UNDERNEATH A WHITE TARP.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS STAINED AND HAS MISSING SLATS. THE FENCE IS NOT BEING MAINTAINED AS REQUIRED.

9-308(b)

THERE IS DEBRIS, A BLUE TARP, AND/OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.



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9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE CRACKS, STAINS AND PEELING PAINT.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation.

**Case: CE22020740**

1400 NE 13 ST

THR FLORIDA LP

Service was via posting at the property on 3/14/22 and at City Hall on 3/29/22.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306 **Complied**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING, PEELING PAINT.

9-308(b) **Complied**

THE ROOF IS STAINED AND/OR DIRTY.

9-304(b)

THE PAVED DRIVEWAY IS NOT BEING MAINTAINED. IT HAS CRACKS AND POTHOLE.

9-305(a) **Complied**

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

**Case: CE22010307**

1033 WYOMING AVE

HOBBS, VERONICA EST

Service was via posting at the property on 3/14/22 and at City Hall on 3/29/22.

Patt Gavin, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

BCZ-39-275(6)(b) **Withdrawn**

THERE ARE MECHANICAL PARTS AND OTHER NON-PERMITTED ITEMS STORED IN THE FRONT DRIVEWAY.

9-304(b) **Complied**

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

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9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING THE SWALE.

24-27.(b) **Withdrawn**

THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

9-313.(a) **Complied**

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS, AND/OR NOT VISIBLE.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day, per violation.

**Case: CE22020124**

681 SW 29 AVE  
SILVA, GERSON

Service was via posting at the property on 3/22/22 and at City Hall on 3/29/22.

Patt Gavin, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)

THERE ARE BOATS PARKED ON THE GRASS/LAWN AREA IN THE SIDE AND REAR OF THIS RESIDENTIAL PROPERTY. THERE IS A VEHICLE PARKED ON THE FRONT LAWN.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day.

**Case: CE21120684**

275 KANSAS AVE  
PAUL, RESNEL & MONIQUE

Service was via posting at the property on 3/16/22 and at City Hall on 3/29/22.

Patt Gavin, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 26-129(a)(4) **Complied**

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND GUTTERS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

18-4.(c) **Complied**

Officer Gavin presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day.

**Case: CE22010288**

514 W DAYTON CIR

JEAN-GUILLAUME, ANTONELLI

Personal service was made on 3/22/22. Service was also via posting at City Hall on 3/29/22.

Patt Gavin, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

47-21.9.K. **Complied**

DECORATIVE STONE OR GRAVEL IS BEING UTILIZED AT THIS LOCATION IN EXCESS OF THE MAXIMUM TEN PERCENT (10%) OF THE TOTAL LANDSCAPE AREA.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day.

**Case: CE22020396**

1111 SW 39 AVE

BAF ASSETS LLC

Service was via posting at the property on 3/14/22 and at City Hall on 3/29/22.

Patt Gavin, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b) **Complied**

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA, AND THE DRIVEWAY HAS CRACKS, DIRT AND OIL STAINS ON IT.

18-4.(c) **Complied**

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

BCZ-39-275(6)(B) **Complied**

THERE IS NON-PERMITTED LAND USE IN THIS ZONING DISTRICT. UNROOFED OUTDOOR STORAGE, ON THE DRIVEWAY AND NORTH SIDE OF THE PROPERTY INCLUDING BUT NOT LIMITED TO TIRES AND TOOLS.

18-1. **Complied**

THERE IS NON-PERMITTED UNDER ROOF STORAGE IN THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING THE SWALE AREA.

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Officer Gavin presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day.

**Case: CE22020236**

3861 SW 11 ST

TAH 2017-2 BORROWER LLC;

%TRICON AMERICAN HOMES LLC

Personal service was made on 3/14/22. Service was also via posting at City Hall on 3/29/22.

Patt Gavin, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 24-7(b) **Complied**

47-39.A.1.b.(6)(b)

THERE IS OUTDOOR STORAGE IN THE REAR YARD OF THIS RESIDENTIAL PROPERTY OF ITEMS INCLUDING, BUT NOT LIMITED TO PAINT CANS, COOLERS AND PLASTIC CONTAINERS. THIS IS A REPEAT VIOLATION HAVING RECENTLY BEEN CITED UNDER CASE CE21110245.

18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION HAVING RECENTLY BEEN CITED UNDER CASE CE21060840.

18-11.(a) **Complied**

Officer Gavin presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day, per violation.

**Case: CE21120699**

430 N ANDREWS AVE

MURPHY, DENISE L & ROBERT A

Service was via posting at the property on 3/15/22 and at City Hall on 3/29/22.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS AT THE REAR ALLEYWAY OF THIS PROPERTY AND/OR ON ITS SWALE.

9-306

THE EXTERIOR BUILDING WALLS THAT HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THERE IS GRAFFITI ON THE EXTERIOR WALL OF THIS PROPERTY.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

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**Case: CE21071063**

636 NE 1 AVE

RRAC FLAGLER 626 LLC;

%SAUL EWING ARNSTEIN & LEHR LLP

Service was via posting at the property on 3/15/22 and at City Hall on 3/29/22.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS : 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING BUT NOT LIMITED TO SWALE/RIGHT-OF-WAY AREAS.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS VACANT PROPERTY AND/OR ITS SWALE.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day, per violation.

**Case: CE22010458**

441 NE 3 AVE

URBN FLAGLER LLC

Personal service was made on 3/15/22. Service was also via posting at City Hall on 3/29/22.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-22.9.

SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THERE IS UNPERMITTED SIGNAGE/BANNERS AND/OR MONUMENTAL SIGN AT THIS PROPERTY.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

**Case: CE22020196**

200 W SUNRISE BLVD

DALE'S WHEELS & TIRES INC

Service was via posting at the property on 3/16/22 and at City Hall on 3/29/22.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 18-1.

THERE IS GRAFFITI AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE21090494,CE21030679,CE21020275,CE20100566,

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CE20091198,CE20071335,CE20010685) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

**Case: CE21110606**

610 SW 31 AVE  
OSBORNE, ESSIE MAE

This case was first heard on 2/8/22 to comply by 2/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$1,200 fine, which would continue to accrue until the property was in compliance.

**Case: CE22010149**

CITATION

1110 NE 8 AVE  
MCCS N E 8 AVENUE LLC;  
% KEI PROPERTIES

This case was first cited on 1/6/22 to comply by 1/8/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,800 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$4,800 fine.

**Case: CE21120190**

CITATION

1515 NE 12 ST  
LUE, NIGEL CHRISTOPHER

This case was first cited on 12/8/21 to comply by 12/9/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,900 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$6,900 fine.

**Case: CE22020533**

2916 NW 69 CT  
SHTERN, AYELET

The property was in compliance but the City was requesting a finding of fact that the violation had existed as cited.

VIOLATIONS: 9-363

FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

Judge Purdy found for the City that the violation had existed as cited.

**Case: CE-19120594**

ORDERED TO REAPPEAR

7 N BIRCH RD  
LAS OLAS HARBOR CLUB LLC

This case was first heard on 9/9/20 to comply by 11/11/20. Violations and extensions were as noted in the agenda. The

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property was not in compliance, fines had accrued to \$7,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Dorian Koloian, Senior Code Compliance Officer, reported on progress at the property and recommended a 91-day extension and a mandatory reappearance.

Judge Purdy granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/12/22 hearing.

**Case: CE21050919**

706 NW 1 AVE

BLUE RIVER REALTY LLC

This case was first heard on 12/9/21 to comply by 1/13/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,300 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$1,300 fine.

**Case: CE22020444**

6730 NW 28 WAY

2018-2 IH BORROWER LP;

%INVITATION HOMES - TAX DEPT

The property was in compliance but the City was requesting a finding of fact that the violation had existed as cited.

VIOLATIONS: 9-363

FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

Judge Purdy found for the City that the violation had existed as cited.

**Case: CE22020070**

6239 BAY CLUB DR 1

ANTON, ILIANA

The property was in compliance but the City was requesting a finding of fact that the violation had existed as cited.

VIOLATIONS: 9-363

FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

Judge Purdy found for the City that the violation had existed as cited.

**Case: CE22020170**

CITATION

3880 N FEDERAL HWY

CHESED LLC;

%STAN CORP MTG INVESTORS LLC

This case was first cited on 2/8/22 to comply by 2/10/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,900 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$6,900 fine.

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**Case: CE22020292**

6245 BAY CLUB DR 2  
BARONE, ANTONIO

The property was in compliance but the City was requesting a finding of fact that the violation had existed as cited.

VIOLATIONS: 9-363

FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE  
CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

Judge Purdy found for the City that the violation had existed as cited.

**Case: CE22020546**

CITATION

1301 N DIXIE HWY  
MARCELLUS ENTERPRISES LLC

This case was first cited on 2/14/22 to comply by 2/21/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,750 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$1,750 fine.

**Case: CE22020541**

CITATION

611 NE 13 ST  
611 NE 13 STREET LLC

This case was first cited on 2/14/22 to comply by 2/21/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Judge Purdy imposed the \$12,250 fine, which would continue to accrue until the property was in compliance.

**Case: CE22020595**

CITATION

800 NW 10 TER  
PERSAUD USA PROPERTY;  
HOLDINGS LLC

This case was first cited on 2/15/22 to comply by 2/17/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,500 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$2,500 fine.

**Case: CE22020556**

CITATION

844 NW 10 TER  
PERSAUD USA PROPERTY;  
HOLDINGS LLC

This case was first cited on 2/15/22 to comply by 2/17/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Judge Purdy imposed the \$13,250 fine, which would continue to accrue until the property was in compliance.



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**Case: CE21120550**

609 SW 1 AVE

NEW RIVER PROPERTY OWNER LLC;

% SILVERBACK DEVELOPERS LLC

This case was first heard on 2/8/22 to comply by 2/22/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,800 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$2,800 fine.

**Case: CE21100908**

REQUEST FOR EXTENSION

5180 NW 12 AVE

RMC REAL HOLDINGS LLC

This case was first heard on 2/24/22 to comply by 4/7/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$250.

Bernstein Saimbert, Code Compliance Officer, recommended continuing the case for 91 days.

Judge Purdy continued the case for 91 days.

**Case: CE21100682**

ORDERED TO REAPPEAR

420 FLORIDA AVE

SALLION, SYLVIA P

This case was first heard on 1/11/22 to comply by 4/12/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Patt Gavin, Code Compliance Officer, recommended a 91-day extension.

Judge Purdy granted a 91-day extension, during which time no fines would accrue.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 49 and 50 into the record as an exhibit.

**Cases Complied**

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Cases Rescheduled**

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Cases Closed**

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Cases Withdrawn**

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

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**Cases with No Service**

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Respondent Non-Appearance**

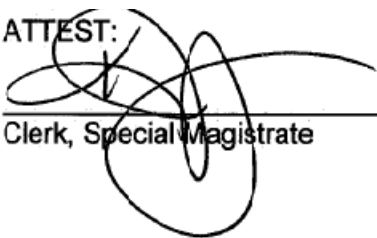
Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 11:30 A.M.

  
SPECIAL MAGISTRATE

ATTEST:

  
Clerk, Special Magistrate